



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**REQUIRING MODERNISATION THROUGHOUT – A TWO BEDROOMED DORMER BUNGALOW WITH A GENEROUS OPEN PLAN DINING KITCHEN AND LOVELY VIEWS TO THE FRONT AND REAR ELEVATIONS**



## **5 THE BUNGALOWS GLUSBURN**

**Constructed in the early 1900's by local Textile Magnate Sir John Horsfall who was the owner of Hayfield Mill, this stone built property forms part of an interesting terrace of similar dwellings, overlooking a playing field to the rear and enjoying lovely elevated views to the front towards Sutton Clough and Cowling Pinnacle.**

The accommodation now requires upgrading throughout but **has considerable further potential** and currently includes: **a Dining Kitchen with access to a useful Cellar**, a generous Sitting Room, **2 well proportioned Bedrooms (one with en-suite facilities)**, a House Bathroom and **Porches to the front & rear.**

**PRICE: £125,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Having a south facing garden and space to park considerably to the front & rear, the property is offered with **no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Glazed uPVC door to:

**PORCH:** with fully glazed inner door to:

**HALL:** with staircase to the first floor.

**SITTING ROOM:** 13'10" x 12'2" with wall mounted gas fire with back boiler, window with open views towards the hills.



**DINING KITCHEN:** 14'10" x 8'6" with wall and base units with laminate worktops over incorporating stainless steel sink unit and drainer, freestanding electric oven with 4 ring gas hob, space for dining table and door to:



**CELLAR:** 14'10" x 5'3" with limited head height, providing an excellent storage space.

**REAR HALL:** with half glazed uPVC door to the rear.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





**BATHROOM:** 5'11" x 5'9" comprising panelled bath with thermostatic shower over and glass screen, low suit w.c, pedestal wash hand basin, chrome ladder towel rail, vinyl floor and frosted uPVC window.



### **TO THE FIRST FLOOR**

**BEDROOM 1:** 11'4" x 8'9" with views to the rear over a small green, **EN-SUITE:** comprising low suite w.c, wash hand basin, store cupboard housing the hot water cylinder, frosted uPVC window.

**BEDROOM 2:** 12'10" x 10'2" having a range of fitted wardrobes over the stairs and a further useful store cupboard, roof void access and views towards Sutton Clough.



### **TO THE OUTSIDE**

There is a low maintenance majority flagged foregarden with a southerly aspect and views across the valley. There is space to park a car tight to a castellated stone wall to the front. There is also space to park considerably to the rear.

**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band B.

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**SERVICES:** Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

**TENURE:** The property is freehold and vacant possession will be given on completion of the sale.

**POST CODE: BD20 8QQ**

**VIEWING:** Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

**PRICE: £125,000**

**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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